

DEPT. OF COMMUNITY DEVELOPMENT  
PLANNING DIVISION  
301 W. CHESTNUT  
PHONE: (479) 621-1186  
FAX: (479) 986-6896

August 11, 2017

STAFF SUMMARY REPORT

TO: PLANNING COMMISSION


SUBJECT: Rezone Application #17-22

Mt. Carmel Community in Rogers, LLC requests a rezone per Sec 14-727 of the Rogers Code of Ordinances.

PLANNING OFFICIAL: Lori Ericson

SUMMARY

1. **BACKGROUND:** The request is to rezone 2.68 acres on the south side of W. Laurel Avenue from R-O (Residential Office), Sec. 14-706, to RMF-6A (Residential Multifamily, six units per acre with ownership, Sec. 14-703).
  - a. This rezone will allow expansion of the cottages in the Mt. Carmel assisted-living development.
  - b. The first phase of Mt. Carmel is zoned RMF-6A.
  - c. A large-scale development plan for Phase 2 of Mt. Carmel, consisting of 23 cottages and a clubhouse, is awaiting rezone approval before continuing to be processed.
2. **FINDINGS:** The Community Development Department finds the requested zoning appropriate in this location due to adjacent R-MF zoning to the east and a multifamily development to the south in a C-2 zone.
3. **VIEWS OF OTHERS:** None.
4. **SUGGESTED MOTION:** **"Motion to approve/deny/table the request by Mt. Carmel to rezone the subject 2.68 acres to the RMF-6A Zoning District per Rogers Code Section 14-729."**
5. **RECOMMENDATION: Approval**  
Note: staff recommendations are based on the documentation available at the time they are made and may not reflect all of the information available to the members.

  
JOHN C. McCURDY, Director  
Department of Community Development

Tabs:

1. Application
2. Public Notice
3. Property Owner Affidavit
4. Map



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CITY OF ROGERS, ARKANSAS  
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OFFICE USE ONLY

Permit Fee: \$200 #19167 (\$200)  
Zoning: R-0 to RMF-6A  
Permit Number: 17-22  
CityView Application: PL201700449  
Date: 8-31-17

REZONE APPLICATION

APPLICANT: Mt. Carmel Community in Rogers, LLC

ADDRESS: 5724 Riviera Dr. Benton, AR 72019 SUITE #: \_\_\_\_\_

GENERAL LOCATION OF PROPERTY: 2200 W. LAUREL AVE  
.45 Miles West of Laurel Avenue and Dixieland Road Intersection, in Rogers.

PHONE #: 479-806-7722 EMAIL: rick@rmcwebsite.com

PROPERTY OWNER: Mt. Carmel Community in Rogers, LLC PHONE #: 479-806-7722

PRESENT USE: Undeveloped ZONING: R-0

PROPOSED USE: Multi-Family Residential, matching previous phase ZONING: RMF-6A

Rick Mooney 8-29-17  
Applicant Signature Date

Attachment Checklist:

- ☐ Legal description of property
- ☐ Applicant Certification
- ☐ Property Owner Affidavit
- ☐ Site plan as needed

PLANNING STAFF PROVIDES:

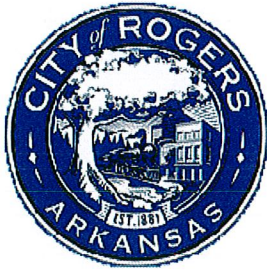
DATE FILED: 8-31-17 PUBLIC HEARING DATE: 9-19-17 CERTIFIED MAIL DATE: 9-4-17

PLANNING COMMISSION ACTION: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY COUNCIL ACTION: \_\_\_\_\_ DATE: \_\_\_\_\_

ORDINANCE NUMBER: \_\_\_\_\_ COMMENTS: \_\_\_\_\_





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## NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut on **September 19, 2017 at 4:30 pm** on the application by **Mt. Carmel Community in Rogers, Inc.** to rezone **2.68 acres at 2200 W. Laurel** from **R-O (Residential Office)** to the **RMF-6A (Residential Multifamily, 6 units per acre with ownership)** zoning district. The property being more particularly described as follows:

### LEGAL DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26, SAID POINT BEING A FOUND MAG NAIL IN W. LAUREL AVENUE; THENCE ALONG THE WEST LINE OF SAID NW 1/4 OF THE SW 1/4, S02°20'25"W AND PASSING THROUGH A FOUND 5/8" REBAR AT A DISTANCE OF 30.24 FEET FOR A TOTAL DISTANCE OF 45.44 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTHERLY RIGHT OF WAY LINE OF W. LAUREL AVENUE, S86°51'19"E A DISTANCE OF 283.13 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, S86°51'19"E A DISTANCE OF 86.20 FEET TO A POINT; THENCE S08°57'08"W A DISTANCE OF 161.91 FEET TO A POINT; THENCE S16°04'24"W A DISTANCE OF 252.47 FEET TO A POINT; THENCE S01°26'57"W A DISTANCE OF 208.67 FEET TO POINT; THENCE N86°59'00"W A DISTANCE OF 199.39 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE N02°55'24"E A DISTANCE OF 422.22 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE N42°35'58"E A DISTANCE OF 83.24 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE N64°52'12"E A DISTANCE OF 146.26 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE N02°57'50"E A DISTANCE OF 60.39 FEET TO THE **POINT OF BEGINNING**. CONTAINING 2.68 ACRES – 116,890 SQ.FT., MORE OR LESS.

### LAYMAN'S DESCRIPTION:

**2200 W. Laurel Avenue**

Eriks Zvers, Secretary  
Rogers Planning Commission

**PUBLISH ONE TIME ONLY:     September 4, 2017**

**BILL THE CITY OF ROGERS**

## PROPERTY OWNER AFFIDAVIT

The petitioner, Mt. Carmel Community in Rogers, LLC, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

### LEGAL DESCRIPTION:

See Attached.

LAYMAN'S DESCRIPTION: Just west of the existing Mt Carmel Development, being approximately 0.45 miles west of the intersection of Laurel Avenue and Dixieland Road.

PRESENT ZONING: R-O

ZONING REQUEST: RMF-6A

Respectfully Submitted,

By: Bret Mooney  
(Property Owner Signature)

STATE OF ARKANSAS  
COUNTY OF Crawford

Subscribed and sworn before me this the 29<sup>th</sup> day of August, 20 17.



Michael McDonald  
Notary Signature

Michael McDonald  
Notary Name Printed

3-26-25  
Commission Expires



